



ESTATE & LETTINGS AGENTS

Hampden Way, London, N14



FOR SALE £575,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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Chain-Free 3 Bedroom Family Home with Huge Potential | N14

A fantastic opportunity to acquire a spacious three-bedroom home in a sought-after North London location, offering excellent scope to renovate, modernise and extend (STPP).

Ideal for families, investors or buyers looking to create a long-term dream home, the property benefits from generous living space, off-street parking and a substantial rear garden.

Key Features

- Three well-proportioned bedrooms
- Full renovation opportunity with huge potential
- Scope to extend subject to planning permission
- Private driveway with off-street parking
- Large rear garden with patio and lawn area
- Excellent family home or investment project
- Close to outstanding local schools
- Easy access to Southgate & Oakwood Underground Stations
- Convenient for A406, A10 & M25 road links
- Near Grovelands Park, Trent Park & local amenities

Location Highlights

Perfectly positioned on Hampden Way, the property is within easy reach of highly regarded schools including Ashmole Academy, Osidge Primary, Monkfrith Primary and Southgate School.

Excellent transport links include Southgate and Oakwood Underground Stations (Piccadilly Line), offering direct access into Central London, King's Cross and Heathrow Airport. The area is also well served by local bus routes and major road connections.

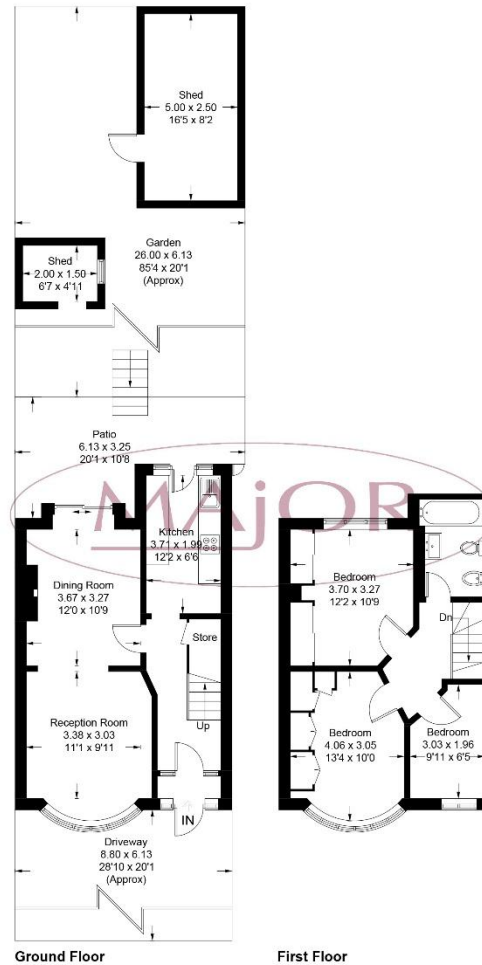


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Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft
 Shed = 15.5 sq m / 167 sq ft
 Total = 97.3 sq m / 1047 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304939)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

